

CO 13-0026 Additional Information

Doug Rion to: Stephanie Fuhs

Cc: Frank Honeycutt

07/16/2013 08:09 AM

From: Doug Rion/PubWorks/COSLO
To: Stephanie Fuhs/Planning/COSLO@Wings
Cc: Frank Honeycutt/PubWorks/COSLO@Wings

History: This message has been replied to.

Stephanie,

Regarding the second submittal of information in response to the information hold:
Public Works comments have been satisfied on the revised tentative map and additional information provided.

Doug Rion
County Surveyor
San Luis Obispo County Public Works Dept.
805-781-5265
drion@co.slo.ca.us

5
SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

RECEIVED

THIS IS A NEW PROJECT REFERRAL

DATE: 5/22/2013

MAY 23 2013

TO: PW

FROM: Stephanie Fuhs, South County Team

PROJECT DESCRIPTION: SUB2012-00043 CO13-0026 BUCKLEY PACIFIC, LLC- Four lot subdivision with 4 parcels of 1.9, 1.6, 1.3, and 1.3 acres. Site located off Buckley Road in San Luis Obispo. APN: 076-063-003.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
☐ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

See Comments Memo

Date

6/14/13

Name

Frank Hovey

Phone

x-1596

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: planning@co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: <http://www.sloplanning.org>




SAN LUIS OBISPO COUNTY DEPARTMENT OF PUBLIC WORKS

Paavo Ogren, Director

County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252
Fax (805) 781-1229 email address: pwd@co.slo.ca.us

MEMORANDUM

Date: June 19, 2013
To: Stephanie Fuhs, Development Review
From: Doug Rion, Development Services
Via: Frank Honeycutt, Development Services Engineer 
Subject: **Public Works Project Referral for SUB2012-00043, CO 13-0026, Buckley Pacific
4 Lot parcel map, Buckley Rd, SLO APN 076-063-003**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

Public Works Comments:

- A. The tentative map indicates a proposed abandonment of public road and utility easements per record documents. However, the application does not describe any requested abandonment. A quit claim from the adjoining property owners / beneficiaries will be required.
- B. The tentative map shows proposed drainage easements over Lots 1-3, what is the intended purpose and need for those easements?
- C. No proposed drainage easement is indicated across Lot 3 from the outlet pipe of the existing drainage inlet on Buckley Road, which conveys stormwater to the existing drainage swale.
- D. No designated building sites are shown.
- E. FAA site development restrictions are not shown.
- F. County road number and width of Buckley Road are not shown on the Tentative map as required by 21.02.046(a)(13)
- G. Title report was not received with the referral.

Recommended Public Works Conditions of Approval

Access and Improvements:

1. **At the time of application for construction permits**, the applicant shall submit plans prepared by a Registered Civil Engineer to the Department of Public Works to secure an Encroachment Permit and post a cash damage bond to install improvements within the public right-of-way in accordance with County Public Improvement Standards. The plan is to include, as applicable:
 - a. Construction of a new single driveway serving all four parcels. The driveway shall be constructed to accommodate the design vehicle turning movements.
 - b. Buckley Road and the site access driveway shall be designed and constructed to provide standard left-turn channelization in accordance with Caltrans California Highway Design Manual, Chapter 400, and within necessary dedicated right-of-way easements.
 - c. Street plan and profile for widening Buckley Road to complete an A-2d urban street section fronting the property.
2. **At the time of application for construction permits**, the applicant shall enter into an agreement and post a deposit with the county for the cost of checking the improvement plans and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.

Offers, Easements and Restrictions:

3. The applicant shall show the following restrictions by certificate on the map or by separate document:
 - a. If drainage basins or other structural drainage improvements are required then the improvements shall be indicated as a building restriction on the map.
 - b. Access denial to Buckley Road except for the single driveway approach which shall be limited to 35 feet.
4. **Prior to issuance of construction permits**, the applicant may be required to offer for dedication to the public drainage easement(s) as necessary to contain both existing and proposed drainage features where those features accept public road storm flows. Offers are to be recorded by separate document with the County Clerk upon review and approval by Public Works.

Grading:

5. Grading plans shall be prepared by a Registered Civil Engineer and submitted to the Department of Planning and Building for approval. The plan is to include, as applicable:
 - a. Road plan and profile for the required onsite shared access road improvements.
 - b. Drainage ditches, culverts, and other structures (if drainage calculations require).
 - c. Erosion and Sedimentation control plan for road related improvements.
 - d. Public utility plan, showing all existing utilities and installation of all utilities to serve every lot.

Improvement Plans:

6. Improvement plans shall be prepared in accordance with County Public Improvement Standards by a Registered Civil Engineer and submitted to the Department of Public Works for approval. The plan is to include, as applicable:
 - a. Street plan and profile.
 - b. Drainage ditches, culverts, and other structures (if drainage calculations require).
 - c. Sedimentation and erosion control plan for subdivision related improvement locations.
 - d. Public utility plan, showing all existing utilities and installation of all new utilities to serve each lot.
7. The applicant shall enter into an agreement and post a deposit with the county for the cost of checking the map, the improvement plans, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.
8. The Registered Civil Engineer, upon completion of the improvements, shall certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.

Drainage and Stormwater Pollution Prevention

9. **At the time of application for construction permits**, the applicant shall demonstrate whether the project is subject to LUO Section 22.10.155 for Stormwater Management. Applicable projects shall submit a Stormwater Quality Plan (SWCP) prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Stormwater Quality Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation plan. The applicant shall submit complete drainage calculations for review and approval. All drainage must be retained or detained on-site and the design of the basin shall be approved by the Department of Public Works.

Additional Map Sheet:

10. The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel map. The additional map sheet shall include the following:
 - a. If a drainage basin is required, that the owner(s) of Parcels 1 -4 are responsible for on-going maintenance of drainage basin and adjacent landscaping in a viable condition on a continuing basis into perpetuity. The basin(s) area shall be indicated as a building restriction.
 - b. All driveway approaches require an encroachment permit and shall be constructed in accordance with County Public Improvement Standards.
 - c. If improvements are bonded for, all public improvements (roads, drainage, and utilities) shall be completed to the satisfaction of the County prior to occupancy of any new structure.
 - d. Avigation easements and FAA building restrictions due to the proximity to the runway.
 - e. Natural creeks and areas subject to flood inundation in a 100-year storm.

Miscellaneous:

11. This subdivision is also subject to the standard conditions of approval for all subdivisions using community water and sewer a copy of which is attached hereto and incorporated by reference herein as though set forth in full.
12. All timeframes on approved tentative maps for filing of final parcel maps are measured from the date the Review Authority approves the tentative map, not from any date of possible reconsideration action.
13. The project is located within the City of San Luis Obispo Sphere of Influence per Memorandum of Agreement approved by the Board on October 18, 2005. City impact fees applicable to this project include:
 - a. *[Planner should coordinate applicable road and airport fees with the City of San Luis Obispo]*

V:\DEVSERV Referrals\Land Divisions\Parcel Maps\CO 2013-0026, Buckley Pacific LLC, Buckley Rd\CO 2013-0026, Buckley Pacific LLC, Buckley Rd.doc

SLO County Public Works Dept.

21.02.046(a) TENTATIVE MAP Check List

(Parcel Map or Tract Map) Map No. CD 13-0024

Status	Item
✓	(1) <u>Record Data</u> . The boundary lines of the original parcel, with dimensions shown in feet, based on survey data or information of record, and area of the property shown in square feet or acres to the nearest tenth.
✓	(2) <u>Property Description</u> . A description of the property as well as the assessor's parcel number(s) for the property.
✓	(3) <u>Legend and Owner Information</u> . A north arrow and scale, the name and address of the record owner(s), and the name and address of the subdivider.
✓	(4) <u>Vicinity Map</u> . A vicinity map on which shall be shown the general area including adjacent property, subdivisions and roads
✓	(5) <u>Existing Structures</u> . All existing structures, wells, septic tanks, driveways and other improvements located on the original parcel shall be accurately located, identified and drawn to scale. The distance between structures, the distance from existing structures to the boundary lines of the new parcel on which the structures are to be located, and the height of each structure shall be shown. Such distances shall be established by a registered civil engineer's or licensed land surveyor's survey when deemed necessary by the planning department.
✓	(6) <u>Contour Lines</u> . Contour lines of the property shall be shown at intervals set forth: >40 Ac, 40ft; 20-40 AC, 20 ft; 10-20 AC, 10 ft; <10 AC w/ 0-12% slope, 2 ft; >12% slope, 5 ft
✓	(7) <u>Drainage</u> . The approximate location of all watercourses, drainage channels and existing drainage structures.
✓	(8) <u>Landforms</u> . The approximate location of other topographic or manmade features, such as bluff tops and ponds.
N/A	(9) <u>Lakes and Ocean</u> . Approximate high-water lines in lakes or reservoirs, and the mean high tide line of the ocean.
✓	(10) <u>Flood Hazard</u> . The location of all areas subject to inundation or stormwater overflow. <i>NO FEMA Flood zone</i>
✓	(11) <u>Proposed Parcel Lines</u> . The proposed division lines with dimensions in feet and the gross and net area of each parcel created by such division in square feet or acres to the nearest tenth. Also, each parcel created shall be designated on the tentative map by number.
O	(12) <u>Designated Building Sites</u> . Any designated building sites proposed by the applicant to minimize grading, tree removal, and other potential adverse impacts, or any areas proposed for exclusion from construction activities, shall be shown on the tentative map for proposed parcels greater than ten thousand square feet. Also, any details on proposed building setback lines and widths of side yards shall be shown on the tentative map.
O	(13) <u>Streets</u> . The locations, names, <u>county road numbers</u> and <u>widths</u> of all adjoining and contiguous highways, streets and ways.
O	(14) <u>Easements</u> . The locations, purpose and width of all existing and proposed easements, streets (with proposed names) and appurtenant utilities. <i>SOME ESMNTS ON PTR NOT SHOWN OR</i>
N/A	(15) <u>Coastal Zone</u> . For tentative maps for properties located within the coastal zone between the sea and the first public road paralleling the sea, show the location of the public access ways nearest to the subject site
O	21.02.048 (a)(2) <u>Preliminary Title Report</u> . Preliminary title report concerning the property which is not more than six months old showing current property owners.

X = Not Applicable O = Requires Compliance ✓ = Complied

LISTED
ON
MAP



Community Development Department

Memorandum

November 6, 2013

TO: Stephanie Fuhs
FROM: Phil Dunsmore, Senior Planner, Long-Range Planning
SUBJECT: Buckley Road Parcel Map SUB 2012-00043 project referral.

Tim Bochum with the City of San Luis Obispo Public Works Department has reviewed the project and provided the following comments and conditions. I would be happy to discuss.

Comments for the County Referral Project

1. The attached figures will be the revised cross section recommended for the 2013 update to the AASP Plan.
2. In the vicinity of the County project, the street cross section should be constructed with the Class I path immediately adjacent to the Airport perimeter fence and then the road laid out from there (widening/offers of dedication needed on the south side of the street).
3. The County project proposes to install additional widening on Buckley to construct a center left turn lane with slightly wider shoulder on the north side of the street, but reduced shoulder on the south side. The 4-5' sidewalk would remain in place.
4. These improvements would not be constructed in the locations shown in the revised cross section in the attached figure for the 2013 version of the AASP.
5. Part of the road widening constructed by the project will need to be removed at a later time to accommodate the final street cross section.
6. The curb, gutter, sidewalk will need to be relocated at future time and widening still needs to be completed.
7. The current site plan and driveway may not be compatible with future widening and driveway grade/grade breaks.
8. Transportation Impact fees are primarily for off-site mitigation needed to serve development in this area. This includes the Buckley Road extension to Higuera, work at Broad/TFR and the LOVR interchange location. AASP fees do not include collections of funds for this section of Buckley Road. The County no longer collects Fringe Fees for these purposes and has turned responsibility over to the City to implement many of the projects.

County Referral, Page 2

9. Because the interim improvements (turn lane) are project specific and are not located in the ultimate location – we do not support giving credit for impact fees for this work that is required of the development for project specific mitigation.

Updated Fees:

The City's request that the County require this project to participate in the various transportation impact fee programs is still in place.

We previously provided the developer and the County a memo regarding fee payment requested by the City for project approval in the County.

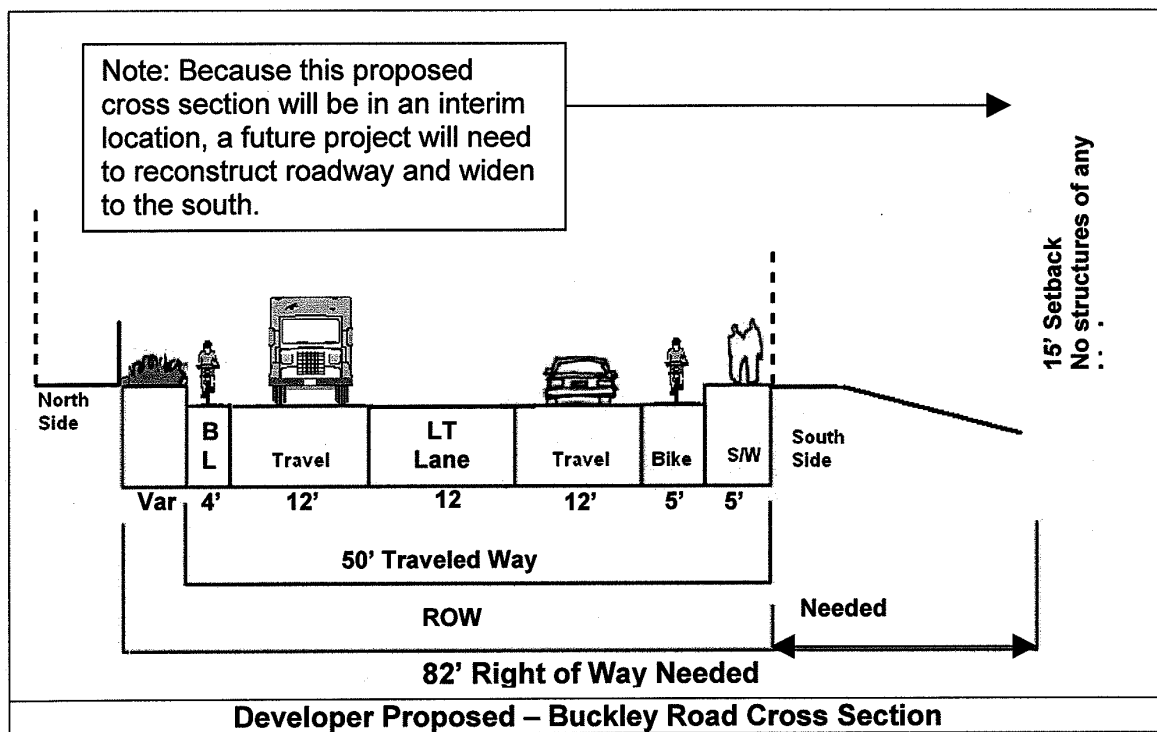
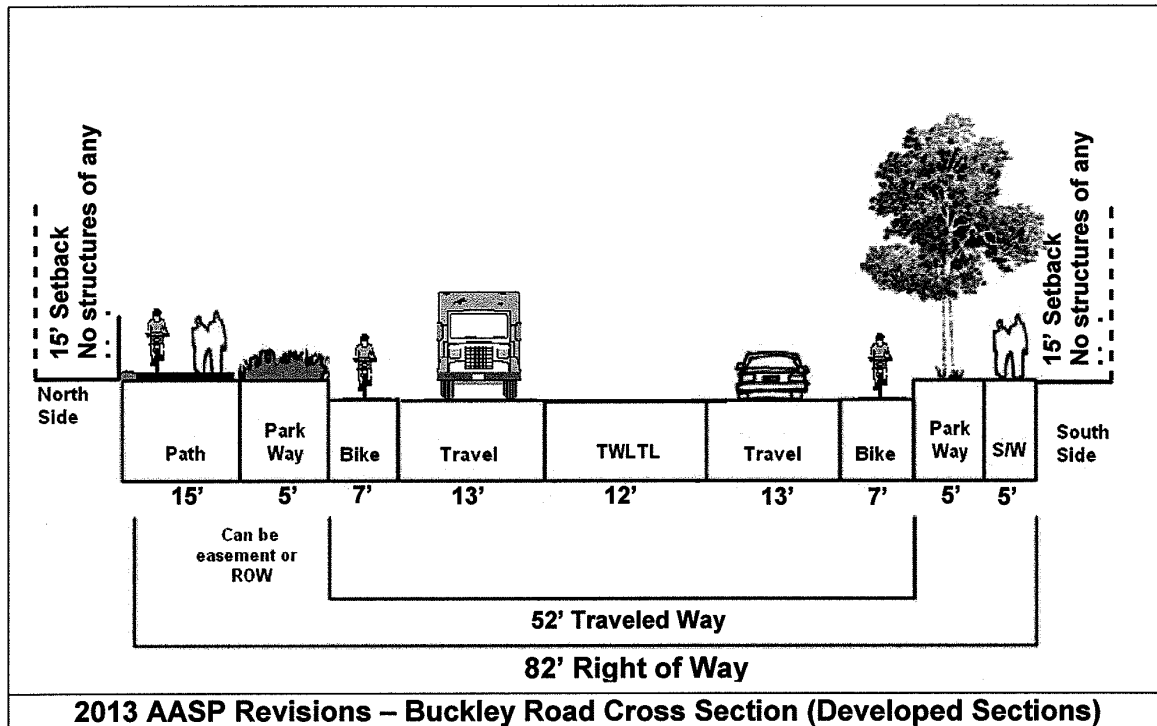
The prior fee estimates for the project were based upon the 9,600 Sq. Ft. proposals given by the applicant. Utilizing the new project square footage (26,572) and the City's "Industrial" landuse fees, I calculate the potential fees for the project as:

Item	Project Size (Sq. Ft)	2013 Fee/Amount (Based upon Sq. Footage)	Amount
Payment of Citywide Transportation Fee	26,572	\$1.679/Sq. Ft.	\$44,614
Payment of Airport Area Specific Plan Add on Fee	26,572	\$0.690/Sq. Ft.	\$18,335
Payment of Airport Area Specific Plan Add on Fee(Plan Preparation)	26,572	\$0.124/Sq. Ft.	\$3,295
LOVR Interchange Fee	26,572	\$4.349/Sq. Ft.	\$115,562
Total:		\$6,727/Sq. Ft.	\$181,806

Conditions:

1. Fees shall be required for City transportation Impact fees for various programs. These fees will need to be paid at time of building permit issuance but may also be paid prior to map recordation consistent with County policies.
2. An irrevocable offer of dedication for the remaining ROW needed to complete the ultimate cross section of Buckley Road shall be required.
3. The 4' bike lane is a state minimum and does not provide area for disabled vehicles should breakdown occur. Possible alternative might be to reduce the turn lane width to 10' and redistribute pavement into the bike lanes. A 6' bike lane shall be considered.
4. A covenant shall be considered for future widening requirements for project frontage improvements allowing for deferment of improvements until a later time.
5. The development project shall be designed in consideration of the revised 2013 Buckley Road cross section so that future widening will be less disruptive to on site infrastructure.

County Referral, Page 3





COUNTY OF SAN LUIS OBISPO HEALTH AGENCY

Public Health Department

Jeff Hamm
Health Agency Director

Penny Borenstein, M.D., M.P.H.
Health Officer



Public Health
Prevent. Promote. Protect.

August 5, 2013

OASIS Associates, Inc
3427 Miguelito Court
San Luis Obispo, CA 93401

ATTN: EMILY EWER
RE: TENTATIVE PARCEL MAP CO 13-0026 (BUCKLEY PACIFIC, LLC)
APN # 076-063-003

Water Supply

This office is in receipt of a water testing coordinated by Cleath-Harris Geologists, Inc. dated November 16, 2012 for the above noted project. Said information is considered satisfactory **preliminary** evidence of water. Be advised that both Arsenic and Selenium were >50% of the MCL.

Applicant is proposing to create a new mutual water system to serve the proposed development. Reference the attached *Decision Tree for Classification of Water Systems* for clarification of public water systems. Contact this office at 781-5544 for specific water system requirements. Operable water facilities, from an approved water source, shall be assured prior to the filing of the final map. A "will serve" letter from the water system shall be obtained and submitted to this office for review and approval stating there are operable water facilities immediately available for connection to the parcels created. Water main extensions and related facilities (except wells) may be bonded subject to the approval of County Public Works and Environmental Health.

Wastewater Disposal

Individual wastewater disposal systems are considered an acceptable method of disposal, provided County and State installation requirements can be met. This office is responsible for certifying that field investigations show that ground slopes and soil conditions will allow for satisfactory disposal by on-site septic systems. Preliminary soil testing has been performed on the vacant parcels by Earth Systems Pacific in November 2012 (during a drought year). Onsite wastewater systems sizes must comply with criteria in both the Central Coast Basin Plan and the San Luis Obispo County Onsite Wastewater Treatment System Management Program. Be advised that the proposed onsite wastewater has been outlined in a *Preliminary Septic System Plan* dated 4/09/13, prepared by Wallace Group. Be advised that this plan does provide calculations, system details and population numbers for the future development which must be adhered to.

PARCEL MAP CO 13-0026 is approved for Health Agency subdivision map processing.

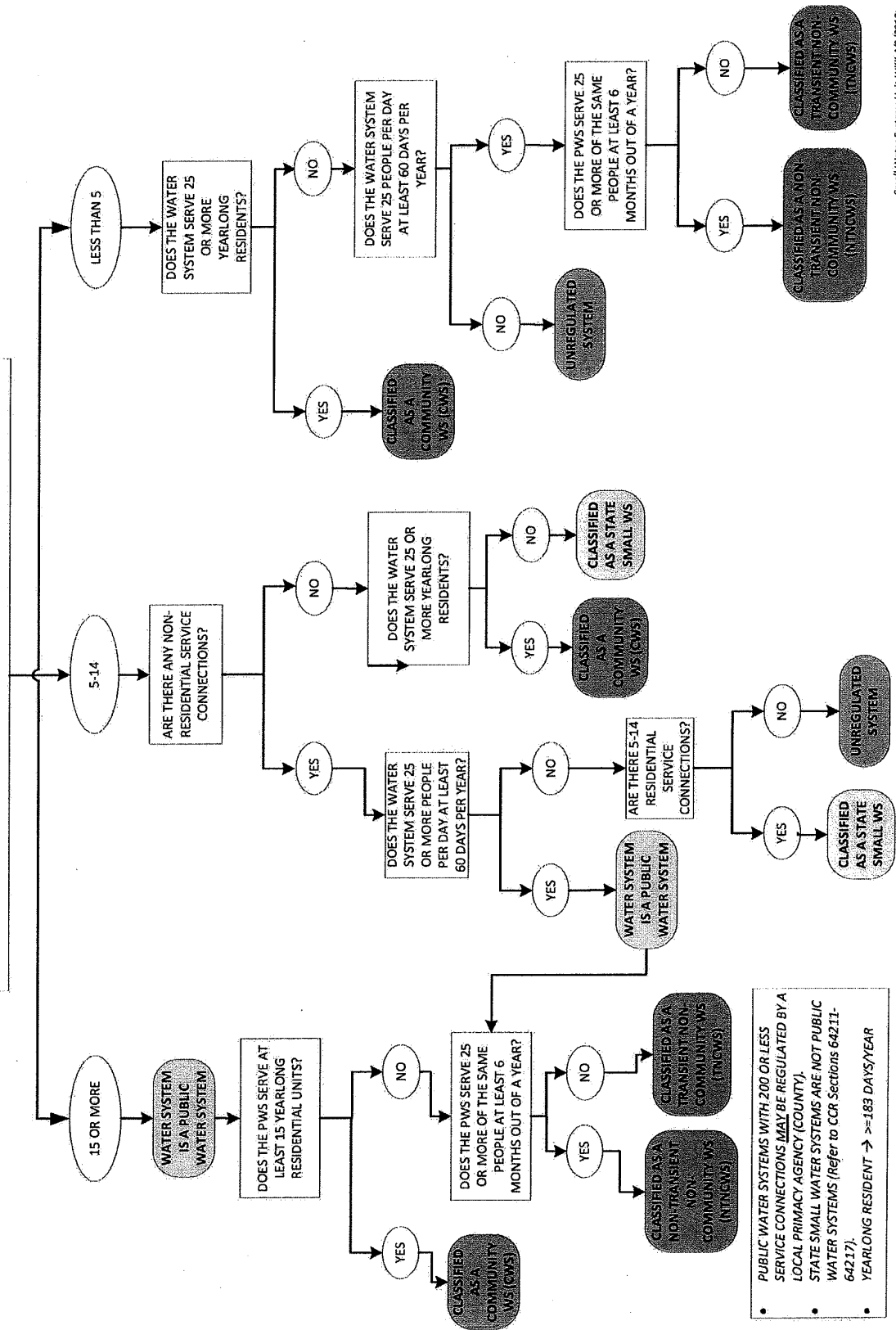
LESLIE TERRY, R.E.H.S.
Environmental Health Specialist
Land Use Section

c: Stephanie Fuhs, County Planning

encl.

DECISION TREE FOR CLASSIFICATION OF WATER SYSTEMS

HOW MANY SERVICE CONNECTIONS DOES THE WATER SYSTEM HAVE?



Small Water Systems Unit-WKK 4/9/2012



5
SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 5/22/2013

TO: Parks

FROM: Stephanie Fuhs, South County Team

PROJECT DESCRIPTION: SUB2012-00043 CO13-0026 BUCKLEY PACIFIC, LLC- Four lot subdivision with 4 parcels of 1.9, 1.6, 1.3, and 1.3 acres. Site located off Buckley Road in San Luis Obispo. APN: 076-063-003.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

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- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
☐ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

No Comment

8-2-13
Date

E. Kavanaugh
Name

781-4089
Phone

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: planning@co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: <http://www.sloplanning.org>



Fw: SUB2012-00043 CO13-0026 BUCKLEY PACIFIC LLC., SOUTH COUNTY E-Referral, (Parcel Map, SLO)

Craig Piper to: Stephanie Fuhs

07/01/2013 09:53 AM

From: Craig Piper/GenSrvcs/COSLO
To: Stephanie Fuhs/Planning/COSLO@Wings
History: This message has been replied to.

Hi Stephanie,

Sorry, I forgot to follow up with you after my initial email.

We don't have any additional comments beyond those I sent on June 12th.

Thank you,

Craig Piper
Assistant General Manager
Airport Services
County of San Luis Obispo
805-781-4376

----- Forwarded by Craig Piper/GenSrvcs/COSLO on 07/01/2013 09:52 AM -----

From: Craig Piper/GenSrvcs/COSLO
To: Stephanie Fuhs/Planning/COSLO@Wings
Date: 06/12/2013 11:00 AM
Subject: Re: Fw: SUB2012-00043 CO13-0026 BUCKLEY PACIFIC LLC., SOUTH COUNTY E-Referral, (Parcel Map, SLO)

Hi Stephanie,

Thank you for sending this referral. We'll take a look and provide some feed back. In quickly looking over the referral I noticed this is the parcel next to the county parcel along Buckley road formerly known as the Stahl parcel. You mention a 350 setback from the runway centerline. This is not correct. It is 500 feet. This is what caused problems with Mr Stahl when he went to develop his parcel. The same limitations are going to apply to this one.

We are somewhat familiar with this project as we were contacted by Rudy Bachman from Specialty construction who purchased the property. I presume this is the start of his project review. We don't know what his intentions are in regard to buildings and layout though. If you aren't familiar with the Stahl property issue, you may want to touch bases with Bill Robeson so as to avoid any similar problems.

My last comment is that any construction taking place will require a review by the FAA using the Form 7460 process. I believe you have the FAA website information on this, if not let me know and I can send it. If they submit something that breaches the 500 ft setback (it's officially referred to as the Primary Surface by the FAA) or a transitional surface the FAA will send back a negative finding. If that happens then the County can't let them continue until the necessary corrections are made.

Those are my initial thoughts. After I get a more thorough review I'll let you know if I have additional comments.

Thanks Stephanie,

Craig Piper
Assistant General Manager
Airport Services
County of San Luis Obispo
805-781-4376

Stephanie Fuhs

Hi Craig, I noticed that a referral wasn't sent to y...

06/12/2013 09:11:51 AM

From: Stephanie Fuhs/Planning/COSLO
To: Craig Piper/GenSrvcs/COSLO@Wings
Date: 06/12/2013 09:11 AM
Subject: Fw: SUB2012-00043 CO13-0026 BUCKLEY PACIFIC LLC., SOUTH COUNTY E-Referral, (Parcel Map, SLO)

Hi Craig,

I noticed that a referral wasn't sent to you for this project. This is a 4-lot parcel map in the Industrial land use category across from the SLO Airport off Buckley next to the Stahl property, so I wanted to make sure that we include any conditions, setbacks necessary. My notes show a 350 foot setback from the centerline of the runway, but want to make sure this is adequate. This is just in the initial stages of review, I'm sending out a letter requesting information this week, but I don't need your comments that quickly. I will tell the agent that I'm awaiting comments from outside agencies (I haven't heard from PW, Environmental Health, AG, the City of SLO). Thank you for your review and comments. If you need additional information, please let me know, thank you.

Stephanie Fuhs
Planner

County of San Luis Obispo
805.781.5721 (office)
805.781.1242 (fax)
email: sfuhs@co.slo.ca.us
website: sloplanning.org

----- Forwarded by Stephanie Fuhs/Planning/COSLO on 06/12/2013 09:05 AM -----

From: Mail for PL_Referrals Group
To: Tim Tomlinson/PubWorks/COSLO@Wings, Frank Honeycutt/PubWorks/COSLO@Wings, Leslie Terry/PH/COSLO@Wings, Lynda Auchinachie/AgComm/COSLO@Wings, Marc Lea/AgComm/COSLO@Wings, Elizabeth Kavanaugh/GenSrvcs/COSLO@Wings, Shaun E Cooper/GenSrvcs/COSLO@Wings, Cody Scheel/Planning/COSLO@Wings, Adam Fukushima <adam_fukushima@dot.ca.gov>, tpresser@waterboards.ca.gov, PHammer@waterboards.ca.gov, Julia Dyer <JDyer@waterboards.ca.gov>, Bill Robeson/Planning/COSLO@Wings, pdunsmor@slocity.org, Stephanie Fuhs/Planning/COSLO@Wings, tjamison@co.slo.ca.us
Cc: Stephanie Fuhs/Planning/COSLO@Wings
Date: 05/22/2013 04:30 PM
Subject: SUB2012-00043 CO13-0026 BUCKLEY PACIFIC LLC., SOUTH COUNTY E-Referral, (Parcel Map, SLO)
Sent by: Taryn Jamison

San Luis Obispo County

Planning and Building Department

SUB2012-00043 CO13-0026 BUCKLEY PACIFIC LLC., SOUTH COUNTY E-Referral, (Parcel Map, SLO)

The attached application was recently filed with the Planning Department for review and

STAFF REPORT SAN LUIS OBISPO COUNTY AIRPORT LAND USE COMMISSION

DATE: SEPTEMBER 18, 2013

TO: AIRPORT LAND USE COMMISSION

FROM: BILL ROBESON, COUNTY PLANNING AND BUILDING

REFERRING AGENCY: COUNTY OF SAN LUIS OBISPO
APPLICANT: JOHN MADRID
County File Number: DRC2012-00041
Kerry Brown, Project Manager

SUBJECT: A REFERRAL BY THE COUNTY OF SAN LUIS OBISPO FOR A DETERMINATION OF CONSISTENCY OR INCONSISTENCY REGARDING A MINOR USE PERMIT / COASTAL DEVELOPMENT PERMIT TO ALLOW FOR THE CONSTRUCTION OF A THREE UNIT HOTEL. THE 5,980 SQUARE FOOT SITE IS LOCATED IN THE COMMERCIAL RETAIL (CR) LAND USE CATEGORY, AT THE CORNER OF SMITH AVENUE AND STRAND WAY, IN THE COMMUNITY OCEANO, COUNTY OF SAN LUIS OBISPO. THE PROPOSED PROJECT IS LOCATED IN OCEANO COUNTY AIRPORT LAND USE PLAN - LAND USE AREA C.

RECOMMENDATION

Recommend a determination of consistency to the County of San Luis Obispo for a three unit hotel on a vacant site at the corner of Strand Way and Smith Avenue in the community of Oceano.

Findings:

- 1) The proposed project for the construction of three hotel units on a site of 5,980 square foot in the Commercial Retail Land Use Category is consistent with the Airport Land Use Plan (ALUP) because the property meets the requirements of the ALUC regarding land uses that are considered "Unique Circumstance" within Airport Land Use Planning Area C. The basis for the unique circumstance is the small scale of the motel, the setting that is surrounded by activity from various sources such as the OHV entrance and area, the State Parks the beach, and the airport.

PROJECT DESCRIPTION

Proposal: Three unit hotel.
Setting: Oceano
Existing Uses: Vacant
Site Area: Approximately: 5,980 square feet

DISCUSSION

On May 15, 2013, the ALUC reviewed a Discussion Item proposal for a three unit hotel located in the community of Oceano. The site location is northwest of the Oceano County Airport, on the western end of Pier Avenue and in Area C of the ALUP. Hotel and motels are a prohibited use in Area C, however, the strict application of ALUP policies may be inappropriate under certain unique circumstances, in the review of small-scale individual projects. When these unique situations occur, the ALUC is authorized to find a proposed individual project (that fails to meet a land use policy of the ALUP) consistent with the ALUP. The ALUC agreed that this property was a "Unique Circumstance" due to the site location immediately adjacent State Park property and the ocean/beach, at the entrance to the State Off-Highway Vehicle Park (over 1 million vehicles enter at this point annually) and a larger hotel was approved at this next to this location in 2000. Because of the motel location and the multiple noise sources the site receives, users of this motel would expect a noisier environment than normal.

OCEANO COUNTY: Madrid 3 unit Hotel
Airport Land Use Commission September 18, 2013

Figure 1 – Airport Land Use Plan Oceano County Airport
Proposed project site



Airport Land Use Commission
Condition of Approval
Buckley Road Subdivision

SUB2012-00043, PM CO 13-0026

APN# 076-063-003

Buckley Road

San Luis Obispo, CA 93401

~~18 September 2013~~ October 2, 2013

Existing

A. Condition of Approval #2 as stated in County Staff Report

The maximum building square footages [coverage] for each lot is as follows:

- o Lot 1 (1.9 acres) = 8,276 sq.ft. of building.
- o Lot 2 (1.6 acres) = 6,970 sq.ft. of building.
- o Lot 3 (1.3 acres) = 5,663 sq.ft. of building
- o Lot 4 (1.3 acres) = 5,663 sq.ft. of building

Proposed

B. Proposed modification (as directed by Airport Land Use Commission approval)

Based on the Airport Land Use standard for safety area S-1b, the maximum building square foot coverage for the entire 4-lot tract development shall be no more than 26,572 square feet. Building coverage on a single lot shall be no more than 12.5% of the gross lot square footage or area. Distribution of building lot coverage allotments to individual lots shall be established in the Tract Covenants, Conditions and Restrictions (CC&Rs). The maximum building coverage square footages for each lot is as follows:

- o Lot 1 (1.9 acres) = 10,345 sq.ft. of building coverage
- o Lot 2 (1.6 acres) = 8,712 sq.ft. of building coverage
- o Lot 3 (1.3 acres) = 7,078 sq.ft. of building coverage
- o Lot 4 (1.3 acres) = 7,078 sq.ft. of building coverage

C. CC&R condition of approval to support proposed modified COA

Prior to the recordation of the final map, the developer shall submit proposed covenants, conditions, and restrictions for the subdivision to the county Department of Planning and Building for review and approval. The CC&R's shall provide at a minimum the following provisions:

- a. Established building lot coverage allotments for each lot; distributed from tract total of building coverage maximum of 26,572 square feet as approved by the Airport Land Use Commission.

* Additional provisions to be determined with review of land division application by County staff and Subdivision Review Board.